



DEVELOPMENT SITE AVAILABLE FOR GROUND LEASE

3326 W Montague Ave
North Charleston, SC 29418



COLDWELL BANKER
COMMERCIAL
ATLANTIC

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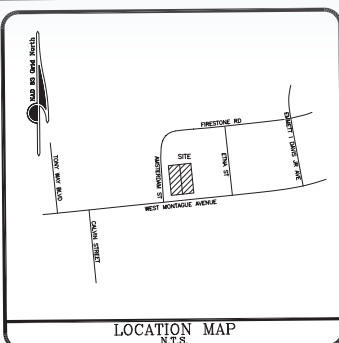


OFFERING SUMMARY

Lease Rate:	\$85,000/Year
Total Available:	0.68 Acres
Lease Type:	NNN
Tax ID:	409-10-00-060 ; -059
Municipality:	North Charleston
Zoning:	CRD in City of North Charleston

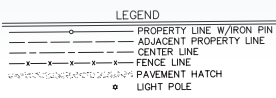
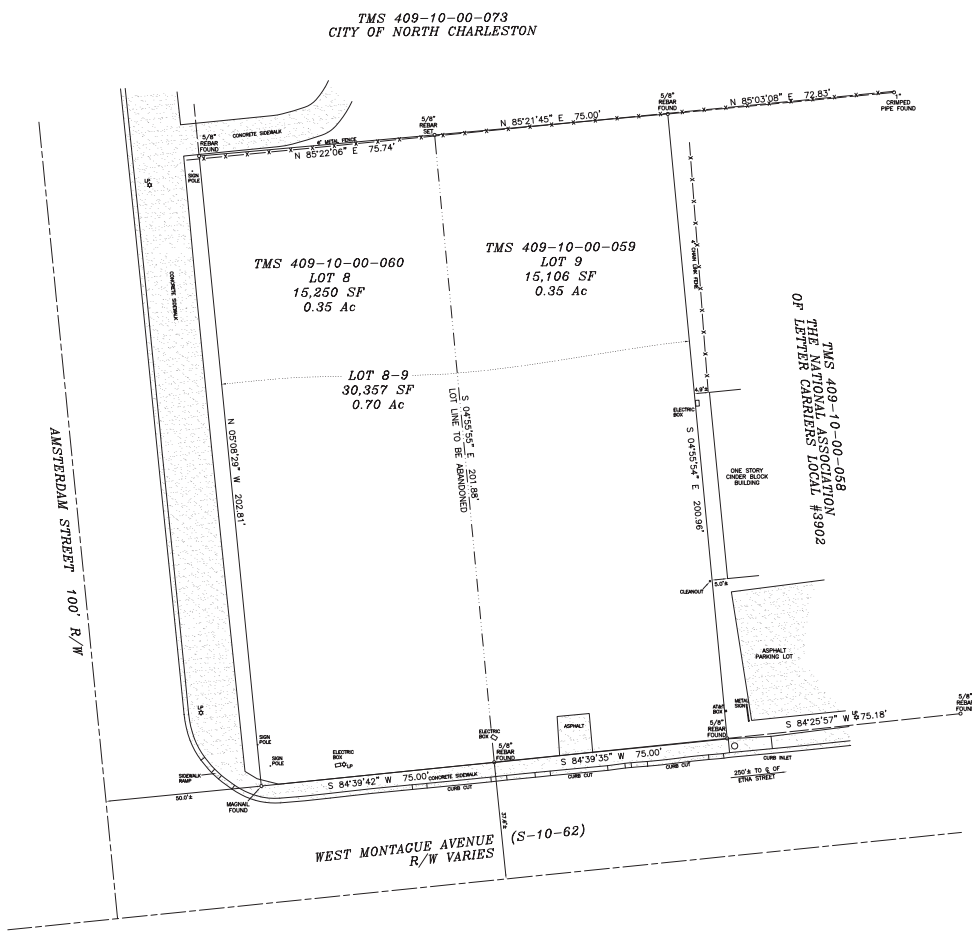
PROPERTY OVERVIEW

Development site available for Ground Lease and/or Build to Suit for qualified tenants. Property is situated with two curb cuts directly adjacent to the North Charleston Coliseum and Performing Arts Center and near the intersection of I-26 and I-526. Directly across the street from a 312-unit new construction apartment complex, and less than a mile from Greystar's new 336-unit multi-family development. Surrounded by national brands such as: Top Golf, Tanger Outlets, Walmart, and many more along with Boeing's manufacturing plant. The property sits 5 minutes from Charleston International Airport, and will be a half mile from the planned new airport entrance road off West Montague Avenue. This site is also in close proximity to a large collection of national restaurants, which include Jim N' Nicks, Chipotle, Chick-fil-a, Five Guys, Zaxby's, and Mellow Mushroom. Zoned CRD within the City of North Charleston, potential uses include office, retail, and many more.



- NOTES:**
- 1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
 - 2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
 - 3) THE PUBLIC RECORDS REFERENCED ON THIS PLAN ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 - 4) THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH TO PERFORM THE REQUESTED SERVICES. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAN BY THIRD PARTIES.
 - 5) DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
 - 6) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED BY LAWSON LAND SURVEYING, INC. FOR THIS PLAN. THEREFORE THIS PLAN DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - 7) THIS PROPERTY IS LOCATED IN FLOOD ZONE X SEE FIRM PANEL 45019C 0482K, EFFECTIVE 1/29/2021
 - 8) THIS PROPERTY IS ZONED CRD (COMMERCIAL REDEVELOPMENT DISTRICT) CITY OF NORTH CHARLESTON

- REFERENCES:**
- 1) PLAT BY W. L. GAILLARD, DATED SEPTEMBER 15, 1953 RECORDED IN THE R.O.D. OFFICE OF CHARLESTON COUNTY IN PLAT BOOK J, AT PAGE 117.
 - 2) PLAT BY PHILIP P. GERARD, REVISED OCTOBER 25, 2019 RECORDED IN THE R.O.D. OFFICE OF CHARLESTON COUNTY IN PLAT BOOK L20, AT PAGE 0210.
 - 3) DEED RECORDED IN THE R.O.D. OFFICE OF CHARLESTON COUNTY IN BOOK 79, AT PAGE 315.



LAWSON
LAND SURVEYING, INC.
374 GREYBACK ROAD, SUMMERVILLE, SC 29483
P.O. BOX 23906, SUMMERVILLE, SC 29484
SMALL PAUL@LAWSON.SURV WEB: WWW.LAWSON.SURV

PLAT SHOWING PROPERTY LINE ABANDONMENT SURVEY OF LOT 8, BLOCK 7 (0.35 AC) & LOT 9, BLOCK 7 (0.35 AC) TO FORM LOT 8-9 (0.357 SF, 0.70 AC) OWNED BY BSI, LLC LOCATED IN THE CITY OF NORTH CHARLESTON CHARLESTON COUNTY, SOUTH CAROLINA

LAND SURVEYING
LAWSON AND ASSOCIATES, INC.
SOUTH CAROLINA
CERTIFIED
SURVEYOR
NO. 10000
2019

SCALE : 1" = 20'
APRIL 9, 2024

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING AND MAPPING ACT OF SOUTH CAROLINA, AND THAT I AM A LICENSED SURVEYOR AS SPECIFIED THEREIN.

PAUL C. LAWSON, JR., S.C. REG. NO. 13191



AREA RETAILERS

- 1 Charleston International Airport
- 2 Boeing
- 3 Greystar Apartments at Montague Corners (336 Units)
- 4 North Charleston Coliseum
- 5 Charleston Area Convention Center
- 6 The Emmet Apartments (312 Units)
- 7 Uptown Apartments
- 8 Top Golf
- 9 New Roper St. Francis Hospital
- 10 Tanger Outlets
- 11 Walmart
- 12 Sam's Club
- 13 Staples
- 14 Culver's
- 15 Chick Fil A
- 16 Ashley Furniture
- 17 Sportsman's Warehouse
- 18 Chipotle Mexican Grill
- 19 Jim N' Nick's Bar-B-Q
- 20 Five Guys



DEMOGRAPHICS

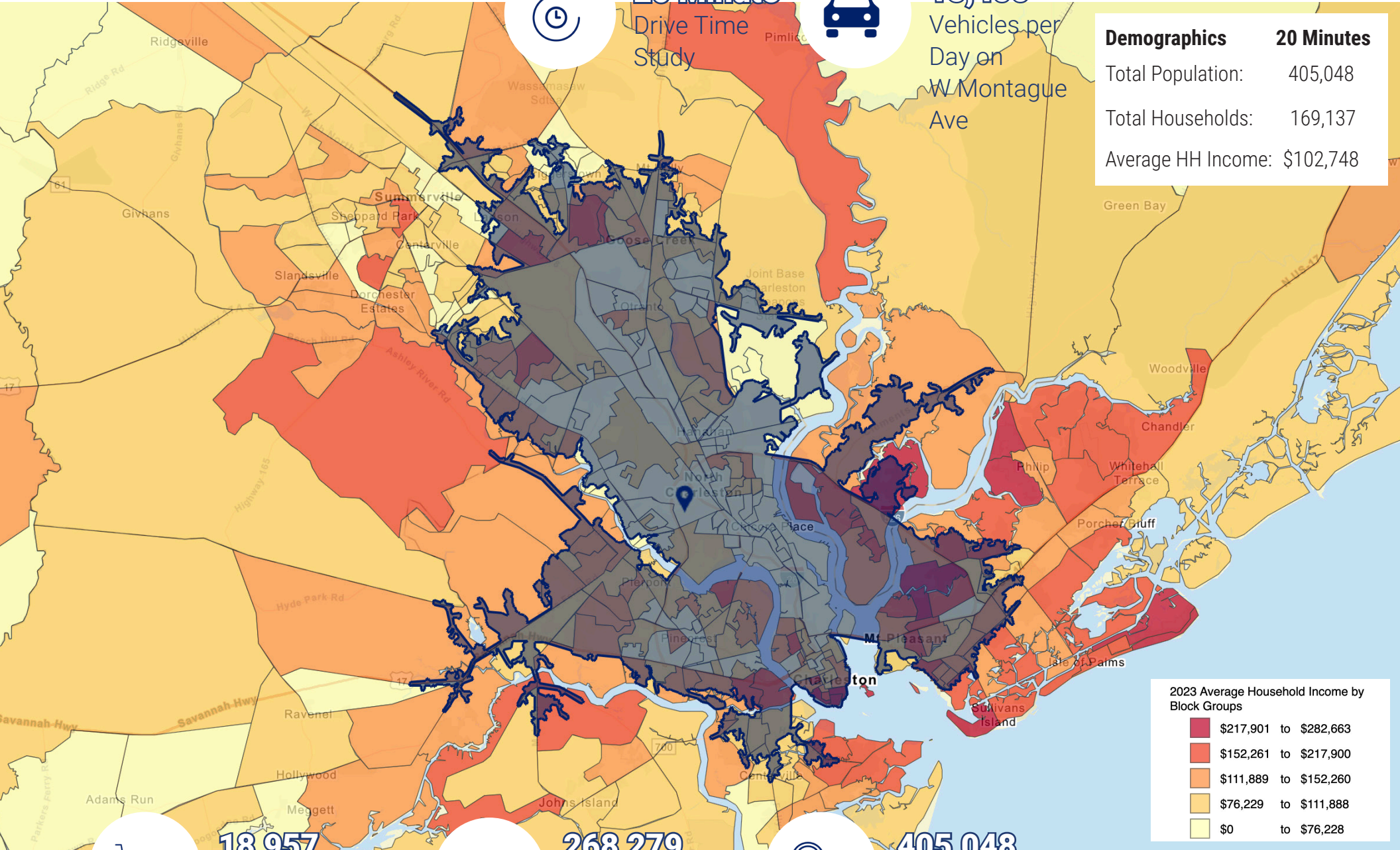


20 Minute
Drive Time
Study



15,400
Vehicles per
Day on
W Montague
Ave

Demographics	20 Minutes
Total Population:	405,048
Total Households:	169,137
Average HH Income:	\$102,748



18,957
Businesses
within 20 Minutes



268,279
Employees
within 20 Minutes



405,048
Population
within 20 Minutes

All demographics based on Esri forecasts for 2023



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